

SUPERIOR HOMES

ROYSTON & LUND



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20 Abbotsford Road

| LE65 1AE

Guide Price £525,000

A Stunning Four-Bedroom Detached Family Home – Walking Distance to Ashby-de-la-Zouch Situated within a highly sought-after modern development, this exceptional four-bedroom detached family home is presented in immaculate, move-in-ready condition. Offering generous living space, a beautifully upgraded kitchen, and a south-facing garden, the property provides the perfect balance of style, comfort, and practicality for modern family living.

A spacious and welcoming hallway sets the tone upon entering the home. To the right, the impressive dual-aspect kitchen/diner forms the heart of the property, fitted with a contemporary range of wall and base units alongside a large central island incorporating integrated appliances, including an oven, hob, dishwasher, and fridge freezer. A bay window to the front floods the space with natural light, while double patio doors open directly onto the south-facing garden. A convenient utility room sits just off the kitchen.

To the front of the property is a versatile reception room, ideal as a lounge, playroom, or home office. To the rear, the impressive triple-aspect living room enjoys abundant natural light, featuring a beautiful bay window, additional rear window, and further patio doors leading out to the garden — perfect for entertaining or relaxing with family.

A downstairs cloakroom/WC and useful storage cupboard complete the ground floor accommodation.

The first floor offers four generously sized double bedrooms; all finished to a high standard and benefiting from built-in wardrobes. The principal bedroom enjoys dual-aspect windows, fitted wardrobes, and a stylish en-suite shower room. A modern four-piece family bathroom serves the remaining bedrooms.

Outside the detached garage has been partially converted into a fully insulated room with lighting and heating, currently used as a gym but equally suited as a home office. The detached garage has been partially converted into a fully insulated room with light and power.





- Guide Price £525,000 to £550,000
- A Stunning Four Double Bedroom Detached Family Home
- Impressive Dual-Aspect Kitchen/Diner with Built in Appliances and Patio Doors to the Garden
- Large Living Room with Patio Doors to the Garden
- Further Versatile Reception Room, Utility Room, Downstairs WC
- Principle Bedroom with En-Suite Shower Room and Built in Wardrobes
- South Facing Garden
- Partly Converted Garage Perfect for an Office or Gym Area
- Freehold
- EPC Rating C// Council Tax Band E





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The rear garden is south-facing and thoughtfully landscaped, featuring raised beds, low-maintenance artificial lawn, and an attractive patio area ideal for outdoor dining and entertaining. To the front, there is a small garden area and driveway parking for two vehicles.



The property is within easy walking distance of the vibrant market town centre, offering a wide range of shops, restaurants, and amenities. Highly regarded primary and secondary schools are nearby, while scenic walks and attractions within the National Forest are close at hand, making this an outstanding location for families.

For further information please use the following link:
https://reports.sprift.com/property-report/?access_report_id=5052998



Annual Maintenance Charge of £240 per annum

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 177.0 sq. metres (1905.5 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



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